

**2SHB 1110** - H AMD TO H AMD (H-1612.1/23) **373**  
By Representative Senn

**ADOPTED 03/06/2023**

1 On page 8, line 33, after "section 4" insert ", 5, or 6"

2 On page 8, line 39, after "75,000" insert ", that are not within  
3 a contiguous urban growth area with the largest city in a county with  
4 a population of more than 275,000,"

5 On page 11, line 38, after "act" insert "and for a city  
6 implementing the alternative density requirements under section 5 of  
7 this act"

8 On page 13, after line 6, insert the following:

9 "NEW SECTION. **Sec. 5.** A new section is added to chapter 36.70A  
10 RCW to read as follows:

11 As an alternative to the density requirements in section 3(1)(b)  
12 of this act, cities with a population of less than 75,000 within a  
13 contiguous urban growth area with the largest city in a county with a  
14 population of more than 275,000, based on office of financial  
15 management population estimates, may authorize:

16 (1) The development of at least three units per lot on all lots  
17 zoned predominantly for residential use;

18 (2) The development of at least six units per lot on all lots  
19 zoned predominantly for residential use within one-half mile walking  
20 distance of a major transit stop; and

21 (3) The development of at least four units per lot on all lots  
22 zoned predominantly for residential use if at least one unit is  
23 affordable housing."

24 Renumber the remaining sections consecutively and correct any  
25 internal references accordingly.

26 On page 13, line 16, after "section 3" strike "or 4" and insert  
27 ", 4, or 5"

28 On page 13, line 28, after "section 3" strike "or 4" and insert  
29 ", 4, or 5"

EFFECT: (1) Provides alternative density requirements for cities with a population of less than 75,000 within a contiguous urban growth area with the largest city in a county with a population of more than 275,000 that would allow development of: (a) At least three units on all residential lots; (b) at least six units on all residential lots within one-half mile walking distance of a major transit stop; and (c) at least four units on all residential lots if at least one unit is affordable housing, instead of complying with the same density requirements as cities with a population of at least 75,000.

(2) Excludes cities choosing the alternative density requirements from provisions specifying that: (a) The capital facilities plan element required under the Growth Management Act is not required to be updated to accommodate the increased housing and population capacity until a city's next required comprehensive plan update on or after June 30, 2034; and (b) any city adopting development regulations to fully implement the density requirements are to be considered in compliance with certain antidisplacement policies under the GMA until June 30, 2032.

--- END ---